



Lumpkin County, Georgia

Public Works Department

Date: December 31, 2015

Agenda Item: Fire Station #7 (Frogtown)

Item Description: Presentation of revised plan and specifications for fire station #7

Facts & Historical

Information: The BOC voted to reject the bid on fire station #7 in the October 20, 2015 meeting. In that meeting the BOC voted *to bid out a 60x60 butler style building, 2 bays, 16ft. eave height, 14x14ft. doors, insulated and electrical, 6 in. pad, propane hanging heater, and stubbed out for one bathroom.* Staff has revised plans and specifications for the bidding of the building in accordance with the BOC action. On December 4th, 2015 the Building Committee met to review the revised plans and voted to submit the plans and specifications, with revisions noted in the meeting, to the BOC for approval.

Potential Courses of Action:

- A. Approve the revised plans and specifications.
- B. Approve the revised plans and specifications with revisions as noted by the BOC.
- C. Do not approve the revised plans and specifications.

Staff Recommendation: Staff is not recommending any of the above options but is only asking that the BOC review the plans and specifications to ensure that they meet the intent of the October 20, 2015 action of the Board. If the BOC approves the plans and specifications, staff will continue with the bidding process in accordance with the action of the BOC in the 10/20/15 meeting.

Construction Specifications for:

Lumpkin County Fire Station #7

2149 Town Creek Church Rd

Dahlonega, GA 30533

12/22/15

Rev 12/31/15

Sec 101 Architect and Engineering:

All construction plans will be approved by Lumpkin County prior to the commencement of work. All engineered components are the responsibility of the contractor for the respective trade. All work is to be completed in accordance with the drawings, specifications and ICC codes as approved by Georgia DCA. All work will be inspected by the Lumpkin County Planning Department.

Sec 102 Permits and Fees:

All construction permit fees will be the responsibility of Lumpkin County.

Sec 103 Water System:

103.1 Well: Lumpkin County installed a well as shown on plans.

103.2 Pumps and Tanks:

Pump: Well pump shall be sized based on well characteristics. Pump size and manufacturer shall be approved by Lumpkin County.

Pressure Tank: 85 gal pre-charged located as shown on plans.

Tank: A 4,000 gallon, green, plastic water storage tank and slab shall be placed as per plans. Tank shall be piped from the proposed well with 1 ½" PVC pipe and include a ball valve, check valve, and float valve. Tank discharge line shall be 3" PVC and include a gate valve and fire truck hose connection.

Sec 104 Excavation:

104.1 Erosion Control: Lumpkin County has installed and maintains of all erosion control BMP's on the site. Contractors will be responsible for repair of any damage to BMP's caused by their actions.

104.2 Site Work: Lumpkin County will complete grading and place aggregate to within 0.10' of finished subgrade. Contractor will be responsible for finish grading and repairs to damage caused by their actions where required.

104.3 Driveway/Parking: Lumpkin County will be responsible for Subgrade preparation.

104.4 Foundation Grading: All excavation and grading for footings will be the responsibility of the contractor. Subgrades for all footings shall be dry and firm prior to the placement of any concrete.

Sec 105 Foundation:

105.1 Concrete slab:

The contractor shall provide Lumpkin County with the specifications for the slab (which shall be a minimum of 6"). Specifications shall meet ACI code and include vapor barrier, expansion joints, and footings that are to be constructed for the building. Slab should include a trench drain with a grate which shall extend to daylight and angle away from the building. Slab should also be monolithic with a turn down at the edges of the slab. Specifications shall be approved by Lumpkin County prior to the commencement of work.

105.2 Aprons:

The contractor shall construct concrete aprons at each overhead door location that extend 30 feet from the building. Aprons are to be graded to drain away from the building. A 5'x5' concrete landing shall be constructed at each exterior man door location.

105.3 Termite Treatment: The County will be responsible for termite treatment. Contractor will coordinate with County on scheduling of treatment.

Sec 106 Metal Building:

106.1 Metal Building:

The building will be a 60X60 butler style metal building consisting of 26 gauge metal with a 16 foot eave height with roof vents. Building shall include gutters and downspouts. Building will be tan/buckskin in color with a roof, gutters, trim, and downspouts in a dark green color. Building will be insulated to ICC code on all walls and roof. All interior of walls, except the 10x10 bathroom area, will be sheathed with 26 gauge corrugated metal to a height of 8 feet. Building will have 4 openings for 14x14 framed overhead doors and 3 openings for 36" exterior doors. (Locations of door openings as per plans)

Sec 107 Awnings /doors:

107.1 Exterior Doors: All doors will be metal ½ glass as per door schedule with panic bars. All door hardware to be Best Lock Stanley Security Solutions and ADA compliant.

107.2 Awnings: A 3'x5' metal awning shall be placed over each exterior man door. Color shall be the same as the body of the building.

Sec 108 Plumbing:

108.1 Plumbing Rough-In: All piping to be DWV PVC or CPVC. Rough-in should include one sink and one toilet in a configuration in the right rear corner of the building and should conform to ADA standards. Rough-in should also include 3 spigots (2 frost proof/1 interior). Interior spigot shall be located as shown on plan. Frost free yard hydrants shall be located as shown on plans 1 foot from wall. Rough-in stub out for bathroom shall extend 5' beyond the building slab and shall be clearly marked and capped.

Sec 109 Electrical:

109.1 Rough-in: All electrical to be installed as per code. 200 amp service bolt in breaker panel; square D bolt in breakers or equivalent.

109.2: Fixtures:

Outside lighting: 6 exterior, dawn to dusk L.E.D. packs to be placed at each end of the building and between the overhead doors

Inside lighting: 10 T-8

Generator automatic transfer switch

Phone jack: RJ45 to be located on the rear wall near electrical panel (see drawing)

Smoke alarms: as per code

Exit signs and emergency lighting: As per code for commercial buildings

Bay exhaust fan: electric circuit for

4 electrical drops in the ceiling for truck pull up locations

4 electrical GFCI outlets located one on each wall

All switch plate and outlet covers are to be stainless steel metal.

Sec 110 HVAC:

110.1 Heating and Cooling Systems:

Bay Heating: 4 - 100,000 BTU propane infrared bay heaters each thermostatically controlled.

Bay exhaust fan: 48" fan located on the Frogtown Road side gable end. Minimum air flow capacity shall be 2700 cfm. Fan shall be controlled by switch with a CO and N2O sensor switch override. (No matter which position switch is in, if emissions detected, sensor will turn on fan.)

LP tank: contractor shall furnish and install a 1,000 gallon propane tank

111 Overhead Doors:

111.1 Overhead doors to be 14'x14' metal, insulated with 1 full view glass panel. Doorlink Manufacturing Inc. Model 6500 R10.25 insulated sandwich door with a steel back. Liftmaster T5011 openers with remote will be installed on each overhead door. Doors shall be chained for manual operation.

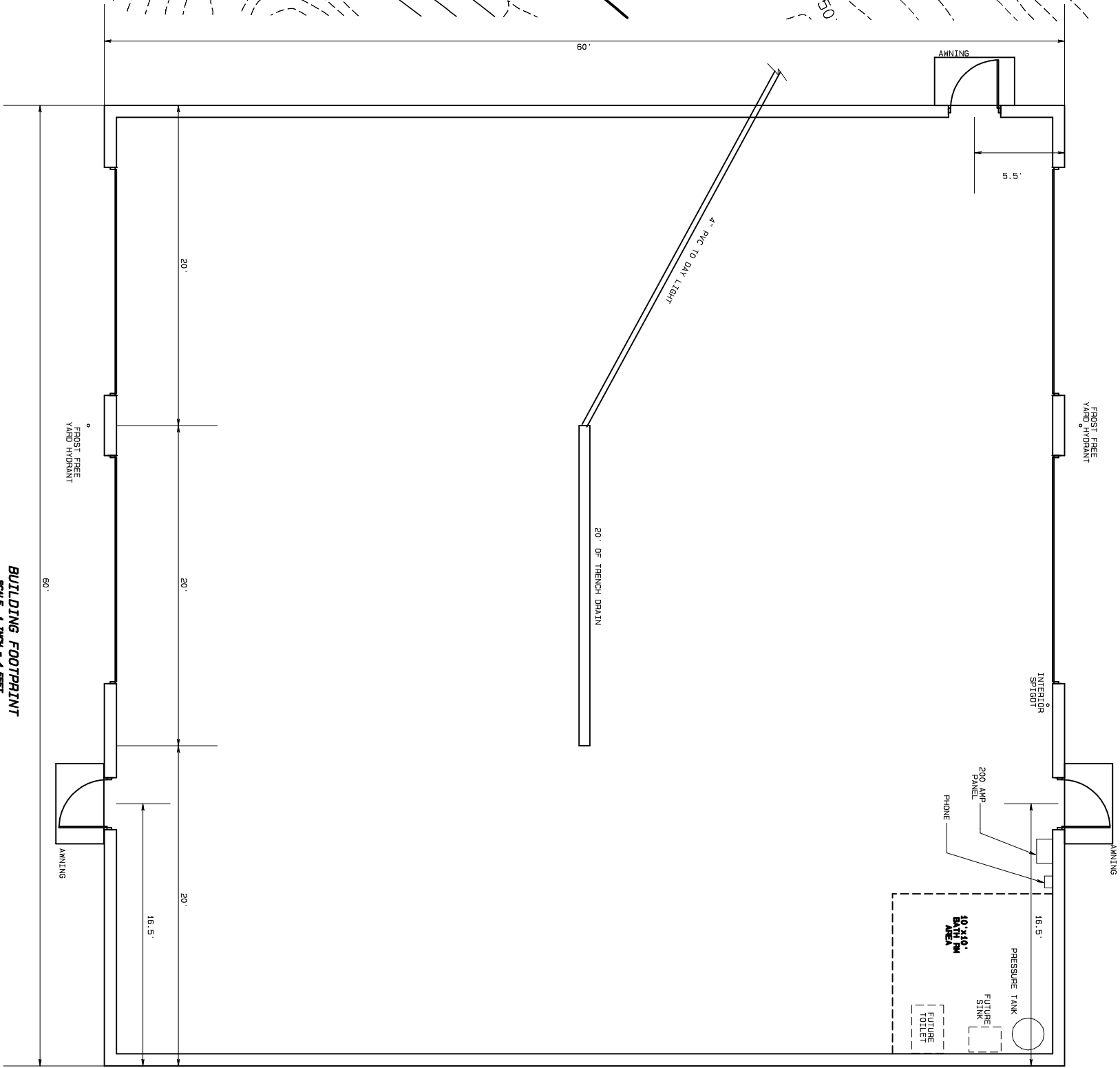
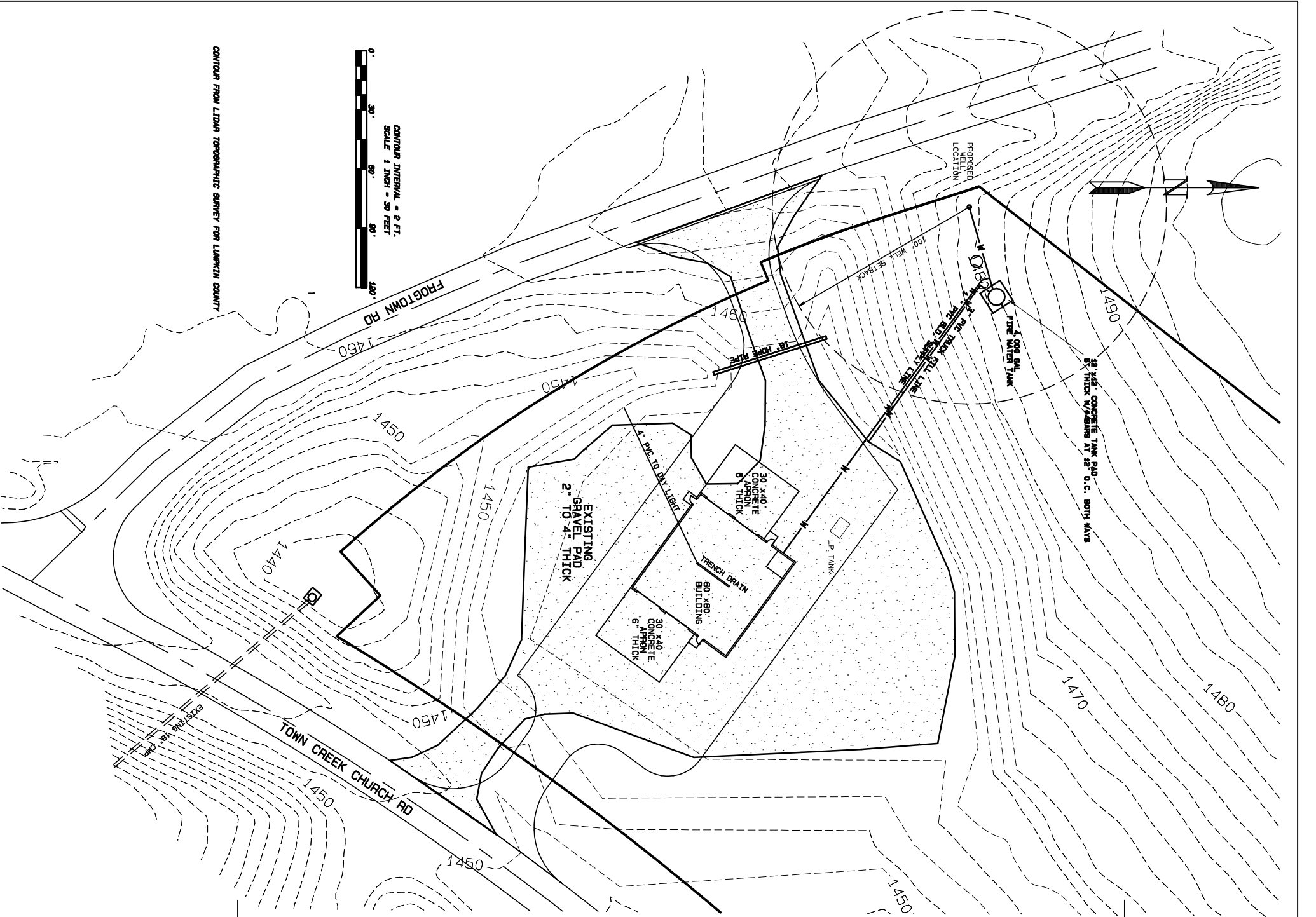
112 Site Paving:

112.1 Bollards: 6" diameter SCH 40 steel pipe, concrete filled, will be placed on each side of the overhead doors and at building corners. Bollards will project 4' above finished pavement grade and be concreted in ground 3' deep. Bollards will be 2' from the structure. Bollard foundations shall be a minimum of 1' in diameter.

113 Clean-up / Sanitation:

113.1 Dumpster: Lumpkin County will provide dumpsters for the disposal of construction debris as needed. Each contractor will be responsible for the daily clean-up of their respective construction generated debris. All debris shall be placed in provided dumpster(s).

113.2 Portable Toilet: Lumpkin County will provide 1 portable toilet.



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REVISIONS	
DATE	DESCRIPTION

DRAWING TITLE	
SITE PLAN	
LUMPKIN COUNTY FIRE STATION 7 TOWN CREEK CHURCH ROAD DAHLONEGA, GEORGIA 30533	
DRW NAME: rev site plan 12-31-15	DATE: December 14, 2015

DRAWN BY: LR	DRAWING NO. 1
SHEET 1 OF 1	